



## Birch Lane, Dukinfield, SK16 5AZ

**Offers over £265,000**

Situated on the ever-popular Birch Lane in Dukinfield, this spacious and beautifully presented three-bedroom semi-detached family home is offered for sale with no vendor chain and presents the perfect combination of modern living, practicality and versatile space. Ideally positioned close to highly regarded local schools, a wide range of amenities and excellent transport links, the property is perfectly suited to growing families and professionals alike looking for a home in a well-connected and sought-after location.

The accommodation briefly comprises an inviting entrance hallway, convenient downstairs WC, a generous lounge open plan to the dining room, creating a bright and welcoming living space ideal for both relaxing and entertaining, along with a separate modern fitted kitchen offering ample storage and workspace. To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC, adding further convenience for busy households.

Externally, the property benefits from a driveway to the front providing ample off-road parking, enhancing the practicality of the home. To the rear is a good-sized enclosed garden featuring a decked seating area, lawn and paved patio, providing the perfect setting for outdoor dining, family gatherings or simply enjoying the warmer months.

A particular feature of the property is the versatile outbuilding complete with a utility area, offering excellent potential for a range of uses including a home salon, office, gym, playroom or hobby space, making it ideal for modern family lifestyles and those working from home.

Well maintained throughout and offering generous living accommodation both inside and out, this fantastic home is sure to appeal to a wide range of buyers looking for a property ready to move straight into.



## GROUND FLOOR

### Hallway

Door to front, radiator, stairs leading to first floor, oak flooring, doors leading to:

### WC

Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to side.

### Lounge

9'10" x 11'11" (3.00m x 3.63m)

Double glazed bay window to front, radiator, oak flooring, open plan to:

### Dining Room

13'5" x 11'11" (4.09m x 3.63m)

Double glazed window to rear, feature inglenook fireplace, radiator, oak flooring, door leading out to rear garden.

### Kitchen

12'0" x 8'8" (3.66m x 2.64m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, built-in eye-level oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to side.

## FIRST FLOOR

### Landing

Double glazed window to side, doors leading to:

### Bedroom 1

13'5" x 11'11" (4.09m x 3.63m)

Double glazed window to rear, radiator, fitted wardrobes and overhead cupboards.

### Bedroom 2

9'11" x 11'10" (3.02m x 3.61m)

Double glazed window to front, radiator.

### Bedroom 3

6'10" x 8'11" (2.08m x 2.72m)

Double glazed window to rear, radiator.

### Bathroom

Two piece suite comprising, deep bath and wash hand basin, tiled walls, double glazed window to side, heated towel rail.

### WC

Double glazed window to front, low-level WC.

## SALON / OUTBUILDING

Double glazed window to side. This space would be perfect for a home salon, office space or gym. The utility area has a sink and plumbing for washing machine.

## OUTSIDE

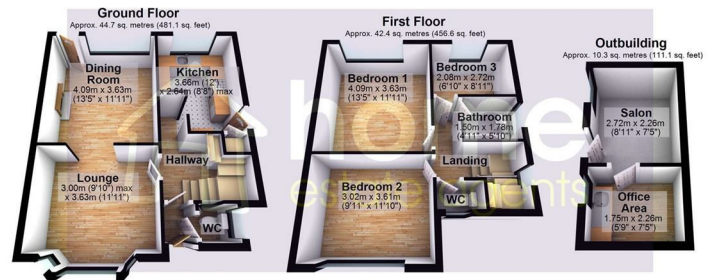
Driveway to the front of the property. Enclosed good sized garden to the rear with decked seating area, lawn and paved patio area.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

[WWW.HOMEEA.CO.UK](http://WWW.HOMEEA.CO.UK)



Total area: approx. 97.4 sq. metres (1048.8 sq. feet)

